



506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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AGENDA
PLANNING & ZONING (P&Z) MEETING
March 19, 2026
6:00 PM

- I. **INVOCATION AND PLEDGE OF ALLEGIANCE:**
- II. **ROLL CALL:**
- III. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from the January 15, 2026 included for review/comment.
- IV. **OLD BUSINESS:** NONE

NEW BUSINESS:

A. Enclave at Lake Geneva Parcels G & H Preliminary Plan; Alternate Keys 1284384, 2748770, 1809436, 1284422, 1809444 & 1284392

The applicant is requesting preliminary plan approval. The 45.31-acre parcel would be utilized for (not to exceed) 121 additional single-family units consisting of 114 units of 4,800 SF lots (40' x 120') and 7 units of 6,000 SF lots (50' x 120') and commercial consisting of retail/restaurant (14,000 SF), grocery store (48,848 SF), liquor store (9,800 SF), and commercial building (20,807 SF). The additional units would change the total to 541 for The Enclave at Lake Geneva overall (Parcels A – H). The gross density would be changed from 3.10 units/acre to approximately 3.25 units/acre. The gross density excludes water bodies (24.04 + acres).

BOARD MEMBERS' COMMENTS:

PUBLIC COMMENTS:

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Note: Pursuant to F.S. 286.0114 and the City of Fruitland Park's Public Participation Policy adopted by Resolution 2013-023, members of the public shall be given a reasonable opportunity to be

heard on propositions before the Planning and Zoning Board. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

ADJOURNMENT: